

AFTER RECORDING MAIL TO:

**Mr. and Mrs. Noel H. Almanza
8881 Ershig Road
Bow, WA 98232**

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-175536-OE**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-837
Mar 06 2020
Amount Paid \$4135.01
Skagit County Treasurer
By Marissa Guerrero Deputy

Statutory Warranty Deed

THE GRANTOR ALLIANCE CONSTRUCTION, LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to NOEL H. ALMANZA and MARGARET G. ALMANZA, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

**Abbreviated Legal:
Ptn SW SW, 13-35-3.**

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 350313-0-013-0006, P34206

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 02-175536-OE.

Dated March 5, 2020

Alliance Construction, LLC

[Signature]
By: Garrick Sager, Member

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Garrick Sager is/are the person(s) who appeared before me, and said person(s) acknowledge he/she/they signed this instrument, on oath stated he/she/they is/are authorized to execute the instrument and acknowledge that as the Member of Alliance Construction, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3/5/2020

[Signature]

Notary Public in and for the State of Washington
Residing [Address]
My appointment expires: [Date]



EXHIBIT A

That portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 35 North, Range 3 East, W.M., described as follows:

Commencing of the Southwest corner of said subdivision;
thence North 2 degrees 00' West along the West line thereof, 673.12 feet to the true point of beginning of this description;
thence North 88 degrees 00' East 145.05 feet to the Northwest corner of that certain tract conveyed to Robert Watkinson and Verna Watkinson, husband and wife, by deed recorded August 16, 1966 as Auditor's File No. 686942;
thence South 0 degrees 12' West along the West line of said Watkinson tract 185.87 feet, more or less, to the center of the Samish River;
thence Westerly along the center of the Samish River to its intersection with the West line of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence North 2 degrees 00' West along said West line to the true point of beginning, EXCEPT County Road along the West line thereof.

Situate in the County of Skagit, State of Washington.